

## **OAKS NORTH CONDOMINIUM ASSOCIATION #2**

Second Quarter 2012

<http://oaksnorth2.com>

**LUCKY US!** At our 2012 Annual Meeting in March, several homeowners brought up the importance of cleaning dryer vents to prevent a possible fire from built-up lint. Board members Bob Finsted and Norm Berg researched possible sources for us. Attached is a brochure from **Sweep's Luck** who has agreed to clean dryer vents for our owners who request this service. The cost of \$74.00 includes the cleaning of the vent during June, July or August. **Your must reference "Oaks North No. 2" at the time you call them at 760-415-6575 to book your special rate.** This transaction is specifically between the condominium owner and Sweep's Luck and this information is only provided by the Board to help with those owners who would like to have this service available.

**GOODBYE SHINGLES** - The month of May saw the removal of shingles on two buildings on Plaza Dolores and on two buildings on Plaza Otonal. The shingles were replaced with stucco, which will help to keep our future maintenance costs down. The work was performed by Michael D. Dorando. Board member Jim Portlock worked closely with the construction company and the residents. We appreciated the patience of the residents during the construction period. There are thirteen buildings left with shingles and we hope to be shingle-free in the next three years. This remodeling really has improved the appearance of our buildings!

**CAPS FOR WING WELLS** – We began installing caps on the wing wells on **upstairs** porch balconies. These metal caps have been painted to match the wood trim color and your Board feels that the caps will prevent the unsightly dirt build-up on the wing wells. The paint build-up over the years has made it impossible to keep the wing wells clean, and we feel that this will make a big difference in improving the appearance of our buildings.

**2012 PAINTING PROJECT** – We will be painting the trim on all of the buildings on the east side of Plaza Dolores later this summer. We will also be painting the stucco on five of the fifteen buildings. We will start by removing and replacing all of the bad wood and will prime new wood for the painting contractor. The painting program for our community is right on schedule.

**CARBON MONOXIDE ALARMS** are required in condominiums by January 2013. This law was passed by the California legislature in 2011. It is the responsibility of the individual condominium owners to purchase and install the alarms. Any large hardware store will have the alarms available.

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**NEIGHBORHOOD WATCH:** To ensure the high quality of life in our Rancho Bernardo area, and especially in Oaks North and our condominium area, we are establishing a Neighborhood Watch program. We are fortunate to have Marla Cruz as the overall Oaks North District Coordinator and Rosalind Gillett as the Area Coordinator for our condominium association. Roz will actively recruit Block Captains to ensure our area is safe and to communicate with neighbors should there be an emergency such as a fire. Please call Roz with any questions or if you're interested in being a Block Captain at 619-246-2673. Further information about the Neighborhood Watch program is available on the web at [www.rbnhw.com](http://www.rbnhw.com).

Some of the many crime prevention reminders are:

- Keep all doors locked at all times
- Do not open the door unless you know who is there
- Use outside lighting
- Never let a stranger inside your home
- Be sure a solicitor shows his/her permit.  
No person is allowed to solicit after 8:00 p.m.
- Beware of impersonators.

In addition to our Neighborhood Watch program, call Roz for more information about the Rancho Bernardo Senior Volunteer Patrol or the Rancho Bernardo Community Council.

**HOUSING MARKET** – The housing market in our association has changed quite a bit. We don't have the number of condos for sale that we have had the past few years. Also, realtors have mentioned that there is a shortage of homes for sale. A mortgage banker spoke to a group two weeks ago and said that many transactions have been coming with multiple offers. One prospective buyer called to say that there was very little for sale in our HOA. We should consider all these factors when dealing with a realtor and not just consider the price list of previous sales.

**55 AND OLDER COMMUNITY** – When we purchased our condos, we were aware that Oaks North #2 was a 55 and older community. We agreed to abide by the CC&Rs. It is imperative that we keep our senior citizen housing development status. Persons under 55 can only live in our community a total of 60 days a year. There are a few **very explicit** exceptions. Article 8 of our CC&Rs, which you have a copy of, covers this subject thoroughly; it is important that everyone be familiar with the section! Our CC&Rs are on our website at <http://oaksnorth2.com>.